

COUNCIL COMMUNICATION

AGENDA TITLE:

Set Public Hearing for September 3, 1997, to Consider Request from

Gordon B. Roget, M.D., for Waiver of Development Impact Mitigation Fees for Parks and Recreation Facilities for 409, 511, 519 and 527 South Orange Avenue

MEETING DATE:

August 20, 1997

PREPARED BY:

Public Works Director

RECOMMENDED ACTION: That the City Council set a public hearing for September 3, 1997, to consider the request from Gordon B. Roget, M. D., requesting a waiver of the development impact mitigation fees for parks and recreation facilities for the properties located at 409, 511, 519 and 527 South Orange Avenue

(portions of APN 033-110-030).

BACKGROUND INFORMATION:

The Public Works Department received a letter from Dr. Gordon Roget (attached Exhibit A) in which he requested that

the development impact mitigation fees for parks and recreation facilities be waived for his property located at 409, 511, 519 and

527 South Orange Avenue.

Staff recommends that the City Council set this matter for public hearing for September 3, 1997.

FUNDING: None required.

Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer

JLR/SAW/pmf

Attachment

cc: Associate Civil Engineer - Development Services Gordon B. Roget, M. D.

APPROVED:

csphrogt.doc

07/29/97



Gordon B. Roget, M.D. Maureen E. Sheehan, C.N.M., B.S.N.

Obstetrics, Gynecology and Midwifery

510 South Fairmont Avenue Lodi, California 95240 209/334-4975 209/462-9336

RECEVED

July 13, 1997

JUL 1 6 1997



City of Lodi Attention: Ms. Sharon A. Welch P.O. Box 3006 Lodi, CA 95241-1910

Dear Members of the Planning Commission and/or City Council:

I am requesting that the Parks and Recreation Fees be waived for the four lots I am developing on Orange Street. I, along with my brothers Randy and Vance inherited this property along with the office directly opposite on Fairmont Street. These properties, along with approximately \$30,000 each in cash, constituted our entire inheritance. In that my father donated property of approximately equal value to the City of Lodi for use as a park, I do not feel it is fair to ask us to make any further contributions to the Department of Parks and Recreation from our portion of the inheritance. As you will see by the enclosed documents, these fees represent only about a fourth of the fees due to the City of Lodi for the development of these lots, so we will still be making a substantial contribution towards streets, sewers, and so on, which were long ago installed and paid for.

Please do not interpret this letter as representing any sort of sour grapes about my father's donation of land for a park. We knew for over twenty years that such was his plan and are very happy to have seen it carried through.

I thank you in advance for your prompt consideration of this matter.

Sincerely

Gordon B. Roget, M.D.

GBR: tmc

Enclosure: Copies of Development Impact Mitigation Fee Summary Sheets.

EXHIBIT A



Development Impact Mitigation Fee Summary Sheet

10.28 93

HISE ...

Subdivision:	n/a						n/a	n/a				
	Name						Tract #		File #			
Parcel:	510 S. Fairmont Avenue, Lodi, CA						_		n/a			
	South 66' of the East 100' of 033-080-0027							C	Const. Appl. #			
	AP #	01 1116 523	100	01 03	3-0	080-0027						
Developer/Owner: Ken Hyske							PRELIMINARY ESTIMATE					
	Name			AVAILABLE 10/25/93								
	Address											
Project Description:	Construct d	uplex										
GP Land Use Category:				_ _								
	Parcel						Project (if differ	ent)				
Fee Category A	Account #	Р	RAE	Adj.		F	A	!				
1) Water Facilities	60.1-501	\$ 5,590.00	1.95		s	11,150.00	0.15	s	1.572.50			
2) Sewer Facilities - General	60.2-501	\$ 1,050.00	1.95		\$	2,080.00	0.15	s	312.00			
- Lift Station	·		<u> </u>	<u> </u>	_							
31 Storm Drainage Facilities	60.3-501	\$ 7,630.00	0.00	×	\$	0.00	0.15	l s	0.00			
4) Street Improvements	50.4-501	\$ 5,440.00	1.95		s	10,660.00	0.15	s	1,599.00			
51 Police Protection Facilities	60.5-501	s 1,130.00	1.77		s	2,000.00	0.15	s	300.00			
6) Fire Protection Facilities	50.5-501	·			s	1,060.00	0.15	\$	159.00			
7) Parks & Recreation Facilities		\$ 11,830.00	1.43		s	16,920.00	0.15	5	2,538.00			
3) General City Fac. & Prog. Admin.	60.8.501	\$ 6,830.00	1.43		\$	9,770.00	0.15	j s	1,455.50			
P = Program Fee per Residential Acre Equivalent (RAE) per Resolution 91-172. RAE = Residential Acre Equivalent per LMC §15.64.070, unless adjusted.							Total 1-8: \$8,046.00 due prior to project approval					
Adj. = Checked if RAE is adjusted, s						,			•			
F = Fee per acre (rounded to neares) A = Gross acreage per LMC §15.64					0.1	1						
T = Total Fee for service category =		3#U61) 060.46	ea to nea	arest U	.01	acre).						
<i>,</i>												
Notes:												
The site currently contains a pave Impact Mitigation Fees will not be rec												
any act wat gatton i ses wat not be rec	taues 101 3(2	016111245 311	ico tito p	raiking	,,,	is payed and	corrently drains	to the	Z(168()			
, A							_					
SV: Journ O. Welca	· · · · · · · · · · · · · · · · · · ·	Approved:					Record	F:				
Date Billed:												
Date Paid:		(Fee category	1 thru S!									
22(3) (114)									•			
•												



Development Impact Mitigation Fee Summary Sheet

Subdivision: n/a						n/a	nía			
•	Name						Tract #	file 3		
Parcel:	Portion of			n/a						
	North 48' of the East 100" of 033-080-0027 Const. Appl.								onst. Appl. #	
	and the South 18' of the East 96' of 033-080-0028								onat. Appl. 4	
	AP #									
Developer/Owner: Ken Hyske PRELIMINARY ESTIMA									MATE	
	Namo - BASED ON INFORMATION								IATION	
	AVAILABLE 10/25/93								93	
	Address									
Project Description:	Construct dup	lex					·			
	D 14D									
GP Land Use Category:	R-MD Parcel						Project (if differe	nt)		
	, 0.00.				,	·	,	,		
Fee Category	Account #	P	RAE	Adj.		F	A		T	
1) Water Facilities	60.1-501 \$	5,690.00	1.96		15	11,150.00	0.15	s	1,672.50	
2) Sewer Facilities - General	60.2-501 \$	1,050.00	1.96		s	2.080.00	0.15	s	312.00	
- Lift Station										
3) Storm Drainage Facilities	60.3-501 \$	7,530.00	0.27	x	s	2.060.00	0.15	ļ s	309.00	
4) Street Improvements	60.4-501 \$	5,440.00	1.96		s	10,560.00	0.15	<u> </u>	1,599.00	
5) Police Protection Facilities	60.5-501 \$	1,130.00	1.77		\$	2.000.00	0.15	! s	300.00	
6) Fire Protection Facilities	60.6-501 \$	540.00	1.96		15	1,060.00	0.15	\$	159.00	
7) Parks & Recreation Facilities	60.7-501 \$	11,330.00	1.43		\$	16,920.00	0.15	s	2.533.00	
8) General City Fac. & Prog. Admin.	60.8-501 \$	6,830.00	1.43		\$	9,770.00	0.15	<u> </u>	1,465.50	
P = Program Fee per Residential Acre Equivalent (RAE) per Resolution 91-172.							Total 1-8: \$8,355.00			
RAE = Residential Acre Equivalent p							due prior to pro	oject a	proval	
Adj. = Checked if RAE is adjusted,										
F = Fee per acre (rounded to neares				_						
A = Gross acreage per LMC \$15.55		4.050 (round	ed to ne	ares: O	.01	acre).			•	
T = Total Fee for service category :	- ~									
							•			
Notes:										
1. A portion of the site currently co	ntains a paved	parking area	for the r	nedical	off	ice building at	510 S. Fairmor	i: Aver	nue. The	
RAE factor for storm drainage has b	een adjusted to	allow credit	for the p	aved p	orti	on of the pare	el which curren	tly drai	ins to the	
street.										
^										
By: Shew A. Walco								- .		
Ex: John G. Wille	<u> </u>	Approved:					_ Record :	::		
Date Billed:										
	:(Fee datedary	1 (hru S	}						
55.51 600	· · · · · · · · · · · · · · · · · · ·	9 - 1								



Development Impact Mitigation Fee Summary Sheet

Subdivision:	: n/a						n/a	n/a			
Name							Tract #	File #			
Parcel		410 and 5	00 S. F	airmo	nt	Avenue	_		n/a		
	Address	of the East	06' 06	022	00	0.0030					
	North 18' of the East 96' of 033-080-0028 and the East 95' of 033-080-0029										
	AP #	83(55 01 0	33-000	7-002	<u> </u>		-				
Developer/Owner:	Ken Hysk	e			_		PRELIMINAR	PRELIMINARY ESTIMATE			
og to op a to	Name		BASED ON INFORMATION								
				AVAILABLE "	0/25/9	93					
	Address										
Project Description:	Construct d	uplex									
	2.40										
GP Land Use Category:	R-IVIU Parcel						Project (if differ	enti			
	. 0.00.	,				'		,			
Fee Category	Account #	Р	RAE	Adj.		F	Α		T		
1) Water Facilities	60.1:501	\$ 5,690.00	1.96		s	11,150.00	0.15	s	1.784.00		
2) Sewer Facilities - General	60.2-501	\$ 1,050.00	1.96		s	2,080.00	0.15	s	332.80		
· Lift Station			1								
3) Storm Drainage Facilities	60.3-501	s 7,630.00	1.00		\$	7,630.00	0.16	s	1,220.80		
4) Street Improvements	60.4-501	\$ 5,440.00	1.95		s	10,660.00	0.15	s	1,705.60		
5) Police Protection Facilities	60.5-501	\$ 1,130.00	1.77		s	2.000.00	0.15	\$	320.00		
5) Fire Protection Facilities	60.6-501	s 540.00	1.96		s	1,060.00	0.16	s	159.60		
7) Parks & Recreation Facilities	60.7-501	\$ 11,830.00	1.43		s	16,920.00	0.16	s	2,707.20		
8) General City Fac. & Prog. Admin.	60.8-501	\$ 6,830.00	1.43		\$	9,770.00	0.16	\$	1,553.20		
P = Program Fee per Residential Ac	Envivalant	12 1 El par Par	alutian 9	1.172			Total 1-8:		9,803.20		
RAE = Residential Acre Equivalent p							due prior to pr	oject a	pproval		
Adj. = Checked if RAE is adjusted,			,								
F = Fee per acre (rounded to neares											
A = Gross acreage per LMC §15.64		.64.060 (round	led to ne	arest O	.01	acre).					
T = Total Fee for service category	= A x F.										
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Ey: Skure a. Wille		Approved:					Record	#:			
							_				
	:										
Date Paid	:	(Fee category	1 (5:0 8)							

Development Impact Mitigation Fee Summary Sheet

4111 141 1411 4411										
Subdivision: n/a					n/a n/a					
	Name						File 2			
Parcel:		500 S. Fair	mont A	venu	e		_		n/a	
	Address	of the Sout	י מחי	if the						
		of the Sout of 033-080-0		n ine						
	AP#	000-000-0			_		PRELIMINAR	V ECT	MATE	
Developer/Owner:	Ken Hyske	2					1			
23.3.3.5	Name						BASED ON INFORMATION AVAILABLE 10/25/93			
				(to the same of t						
	Address						-			
Project Description:	Construct du	ıplex								
GP Land Use Category:										
	Parcel ·						Project (if different)			
Fee Category	Account #	P	RAE	Adi.		F	A		Т	
1) Water Facilities	60.1-501				s	11,150.00	0.16	s	1,784.00	
2) Sewer Facilities - General	60.2-501				s	2,080.00	0.16	s	332.80	
- Lift Station										
3) Storm Drainage Facilities	60.3-501	\$ 7.530.00	1.00		s	7,630.00	0.16	\$	1,220.80	
4) Street Improvements	60.4-501	\$ 5,440.00	1.95		s	10,660.00	0.16	s	1,705.60	
5) Police Protection Facilities	60.5-501	\$ 1,130.00	1.77		s	2,000.00	0.16	s	320.00	
6) Fire Protection Facilities	60.5.501	\$ 5,40.00	1.96		s	1,050.00	0.16	s	169.60	
7) Parks & Recreation Facilities	60.7-501	\$ 11,330.00	1.43		\$	15,920.00	0.16	\$	2,707.20	
8) General City Fac. & Prog. Admin.					s	9,770.00	0.16	s	1,563.20	
							Total 1-8:	\$	9,803.20	
P = Program Fee per Residential Ad							due prior to project approval			
RAE = Residential Acre Equivalent ; Adj. = Checked if RAE is adjusted,			adjuste	G.						
F = Fee per acre (rounded to neare:										
A = Gross acreage per LMC §15.6:			ed to ne	arest C	0.0	acre).				
T = Total Fee for service category									•	
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Ex: Sien U. Will	<u> </u>	. Approved:					- Vecoid	"·		
Date Billed	l:	-								
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